



City of Santa Barbara
Airport Department

DATE: August 18, 2010
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – R2Sonic, LLC

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with R2Sonic, LLC, a California Limited Liability Company, for 3,360 square feet of office, R&D, and production space in Building 312, at 1503 Cecil Cook Place, at the Santa Barbara Airport, effective October 1, 2010, for a monthly rental of \$4,906, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

R2Sonic has been an Airport tenant since 2005, operating an acoustical research and development company. The Premises is used for design, administration, marketing, and research and development.

R2Sonic wishes to add 1,180 square feet of R&D space to its premises for additional work stations. This will be the fifth expansion of the R2Sonic space to accommodate the growth of the company and will bring the total square footage occupied to 3,360 square feet.

The proposed monthly rental is based on a rate of \$1.46 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition.

In addition, R2Sonic will pay a pro-rata share of monthly utility charges including: \$212 for water, \$18 for sewer service, \$792 for electricity, and \$250 for janitorial service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map